

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, May 5, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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11 MAY 10 AM 9:48

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:05 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Walter Mealy, Francis Kaplan, Charles Bardes, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"

- ◆ **Stanley Cohen, seconded by Francis Kaplan moved a Motion to Adopt the Agenda dated April 29, 2011. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Approval Letter for PZ-2011-02, Ellington Prospect LLC dated April 27, 2011.**
- ◆ **Planning Commissioners Journal, Number 82, Spring 2011**

2.3 Acceptance of Minutes

- ◆ **None**

3. Public Hearings

3.1 Application [PZ-2011-05J of ESS 1031 Hartford Turnpike, LLC for change of zone from Industrial (I) to Planned Residential Development (PRD) for properties at #999A, #1005, #1015, #1025, & #103 1 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lots/Parcels #0030D, #00029, # 0029A, #0036A, & #00028, respectively)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record:**

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearings at its regular meeting at 7:00 PM on Thursday, May 5, 2011, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2011-05] of ESS 1031 Hartford Turnpike, LLC for change of zone from Industrial (I) to Planned Residential Development (PRD) for properties at #999A, #1005, #1015, #1025 & #1031 Hartford Turnpike (Assessor's ID: Map

#38, Block #0072, Lots/Parcels #0030D, #00029, #0029A, #0036A & #00028, respectively).

This PZC application is available for inspection by the public in the office of the Planning Department, Vernon Town Hall, 14 Park Place, Rockville, CT.

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ Applicant supplied letter requesting application be opened and continued to the May 19, 2011 meeting.
- ◆ Walter Mealy, seconded by Charles Bardes moved a Motion to continue the application to May 19, 2011. Motion carried unanimously.

4. Old Business

4.1 Plan of Conservation and Development

- ◆ Subcommittee had a Special Meeting on April 28, 2011 to complete the final review on the Draft Plan.
- ◆ Public Information meeting is being scheduled for June 9, 2011 in preparation for presentation to the Town Council.

4.2 Application [PZ-2010-22] Ben Carlson dba Timber Ridge Landscaping: Ratify amendment to conditions of approval for 670- 672 Dart Hill Road to change date for completion of all permanent site improvements from May 30, 2011, to June 30, 2011.

- ◆ Harold Cummings, Town Attorney supplied email correspondence to the Commission relative to minor change to previous adopted stipulations.
- ◆ Judge Klaczak amended the completion date for improvements to June 30, 2011 and required a Performance Bond of \$45,165.00 plus Legal fees and costs.
- ◆ Charles Bardes, seconded by Stanley Cohen moved a Motion to Ratify the amendment to the Conditions of Approval to change the completion date to June 30, 2011. Motion carried unanimously.
- ◆ Stanley Cohen indicated that there have been ongoing issues with vehicles being parked ahead of the fence line as indicated on the site plans and questioned possible enforcement.
- ◆ Leonard Tundermann, Town Planner indicated that once the Stipulated Judgment has been filed violations will be enforceable through the court system.

4.3 Reschedule public hearing on Application [PZ-2011-03] of Leonard Tundermann, Town Planner, to amend the Vernon Zoning Regulations to (1) add definitions for recreation, (2) add new section 3.30, Keeping of Poultry, (3) reference home based businesses of Major - Type 2 in lieu of home occupations as special permit uses within use regulations for residential zones, (4) add section 4.9.4.12 to allow accessory recreational use for employees of commercial uses, and (5) substitute the Zoning Enforcement Officer for the Building Official and add the PZC chairman as having authority to sign off on minor site plan modifications.

- ◆ Leonard Tundermann, Town Planner requested the commission to reschedule the Public Hearing to May 19, 2011 due to lack of filing with the Town Clerk ten (10) days prior to the Public Hearing.

- ♦ **Francis Kaplan, seconded by Charles Bardes moved a motion to reschedule the Public Hearing for PZ-2011-03 to the June 2, 2011 meeting. Motion carried unanimously.**

5. New Business.

5.1 Receipt of Applications:

- ♦ **None**

6. Other Business

6.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.2 Amendment/Adoption of Agenda” at the beginning of the meeting.

- ♦ **Chester Morgan requested that a requirement that any plans that have been amended must be accompanied by a memorandum outlining all changes made.**
- ♦ **Leonard Tundermann, Town Planner indicated that he would add the requirement to the Application Packet and inform applicants of the new requirement.**

7. Adjournment.

- ♦ **Walter Mealy, seconded by Stanley Cohen moved a motion to Adjourn. Motion carried unanimously.**
- ♦ **Meeting adjourned at 7:26 P.M.**

**James Krupinski
Recording Secretary**